

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-74, SE-75, SE-76, SE-77, SE-113
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, H&D Development and Renaissance Properties have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcels SE-74, SE-75, SE-76, SE-77, SE-113 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That H&D Development and Renaissance Properties be and hereby are tentatively designated as Redeveloper of Disposition Parcels SE-74, SE-75, SE-76, SE-77, SE-113 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcels SE-74, SE-75, SE-76, SE-77, SE-113 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director, be and hereby, is authorized to execute and deliver a License Agreement with H&D Development and Renaissance Properties for Early Entry to 12-14 Clarendon Street to secure the rear wall. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

ELLIS NEIGHBORHOOD ASSOCIATION, INCORPORATED
52 Chandler Street Boston, MA 02116 542-5891

September 16, 1984

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
City Hall
Boston, MA 02201

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SEP 19 1984

SOUTH END

Dear Mr. Coyle:

Subcommittees of the Ellis Neighborhood Association have met to consider the proposals for the redevelopment of 4-18 Clarendon Street and 72 Warren Avenue. We would like to thank Mr. Garver and Mr. Mendes for arranging the developer presentations of the short-listed projects at our architecture and planning and development committee meeting. Some of the projects presented had certain strong points which our committee feels would enhance our neighborhood. We offer these points for your consideration and guidance in designating a developer for these fine old buildings.

Projects whose unit mix includes three-bedroom and larger units get high marks. We strongly encourage a component of larger units to accommodate families who wish to remain in or relocate to the neighborhood. We understand the reasons cited for building many small units, but we also see the demographic profile resulting from the availability of only two-bedroom units and smaller. The opportunity for families to remain or to locate in the Ellis neighborhood is limited by the lack of suitably sized housing units.

Home ownership has greatly contributed to the redevelopment and stability of the Ellis neighborhood section of the South End; therefore, we think the ownership option is compatible with the housing preference in the Ellis area.

As for commercial development, our neighborhood is fortunate to have commercial activity confined to peripheral streets. The Clarendon Street and Warren Avenue buildings are close enough to Tremont Street to be viable commercial space. The restoration of the storefronts on Clarendon Street could be highly desirable and respectful of the building's original use and design. We agree with residents of the immediate area that commercial development would be unacceptable at 72 Warren Avenue. Furthermore, we are unalterably opposed to a restaurant/liquor operation at either location. In that regard, we would hope that the land disposition agreement would restrict commercial activity to the Clarendon Street building and would restrict the nature and hours of that activity.

We appreciate each developer's stated intention to comply with South End Landmarks Guidelines and would be pleased to participate in design review as the construction documents proceed.

In the matter of resident selection, we urge the Authority to give consideration to those proposals containing a defined and funded selection process. We would be willing to assist and participate in the selection process to the extent that our volunteer resources allow.

Stephen Coyle

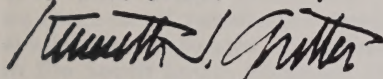
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September 16, 1984

Of the projects presented to us, we think that of Renaissance Properties and that of Morton L. Rodin represent the quality of development that we would welcome to the Ellis neighborhood. We are most favorably impressed by the cooperative spirit and community-mindedness of these two developers.

Finally, we are very pleased that the renovation of these buildings will soon begin. The importance of this rehabilitation accounts for our lengthy deliberations over the various proposals presented to us. We are grateful for the opportunity to offer our views in this matter. The continuing revitalization of the South End will be enhanced by the development of other BRA-owned properties, and we hope such sites will be made available for development in the very near future.

Very truly yours,



Kenneth J. Gritter
President

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SEP 19 1984

SOUTH END

South End/Clarendon Borne



McLENNAN
BOARD

MILLETT/R*
GARVER
PELLETIER
HUGGINS

Boston City Council

Charles C. Yancey
District 4
725-3131

December 4, 1985

Steven Coyle
Director of Boston Redevelopment Authority
One City Hall
Boston, MA 02201

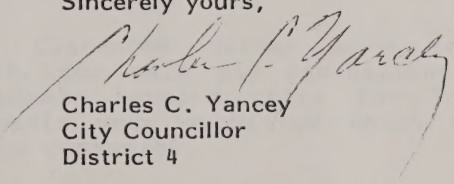
Dear Mr. Coyle:

I have reviewed H & D's Development proposal for the redevelopment of 4-18 Clarendon Street and 72 Warren Avenue. The proposal will provide an increase of residential ownership opportunities and attractive commercial availability in Boston simultaneously providing reuse for a historic structures in the South End. Although the proposal is well thoughtout and can provide an excellent first home ownership opportunity, it does not go far enough in alleviating Boston's housing situation.

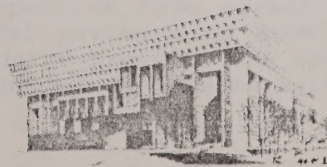
I spoke to the developers and was pleased to learn that they were willing to alter their plans by considering rental units, thereby providing housing for home buyers and renters. For this reason, I would endorse their plans that provides rental units.

In closing, H & D's Development firms proposal is creative and expands housing opportunities for many Boston residents.

Sincerely yours,


Charles C. Yancey
City Councillor
District 4

CCY/beo



MEMORANDUM

December 5, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR
COMMUNITY DEVELOPMENT AND PLANNING
MARIA FARIA, SOUTH END PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE
PARCELS SE-74, SE-75, SE-76, SE-77, SE-113, LOCATED
AT 4-18 CLARENDON STREET AND 72 WARREN AVENUE

SUMMARY: This memorandum requests that the Authority tentatively designate H & D Development and Renaissance Properties, a partnership, as redeveloper of re-use parcels SE-74-77 and SE-113 in the South End for the creation of twenty-four residential and four commercial condominium units. Ten residential units will be below market home opportunities, and fourteen a mix between condominiums and rental units. It is also requested that the Authority grant permission for early entry to 12-14 Clarendon Street to secure the rear wall.

Parcels SE-74-77 and SE-113 contain 4-18 Clarendon Street and 72 Warren Avenue on approximately 25,000 square feet of land. 4-18 Clarendon Street consists of 4 four-story brick buildings. 72 Warren Avenue consists of a three-story brick building which was originally a fire station and subsequently the BRA South End site office.

The four properties at 4-18 Clarendon Street were initially advertised on December 30, 1979, for sale and rehabilitation for the purpose of creating affordable housing units for long-term South End residents. No proposals were submitted which met the objective of the Authority and the community.

Our second solicitation, on December 5, 1982, included 72 Warren Avenue along with 4-18 Clarendon Street. Fifteen proposals were received by January 31, 1983. Of the fifteen proposals which were submitted, two were judged by Ellis Neighborhood Association and the Authority's staff to have met the minimum criteria of the Developers' Kit. Renaissance Properties addressed the rental opportunities while H & D Development addressed the homeownership opportunities.

H & D Development and Renaissance Properties have agreed to enter into a partnership agreement as general partners to develop these 5 vacant buildings. Their proposal clearly provides the opportunity for moderate income families to enter the equity housing market.

The developer proposal calls for the rehabilitation of the five structures into a total of twenty-four residential and four commercial units. Ten residential units will be below market condominiums, and the remaining fourteen will be a mix of condominiums and rental apartments.

The developer has agreed to two innovative provisions which will guarantee the ten below market units long-term affordability. First, the Authority will include a limited equity provision limiting the re-sale price to subsequent purchasers, according to an index appreciation. Second, the Authority will require that the owners of these ten units be owner-occupants rather than investor owners. Owners of these ten units will be eligible for MHFA financing for moderate-income buyers.

The developer has agreed to work with the South End Historical Society and the Ellis Neighborhood Association in order to gain approval of the design review.

H & D Development and Renaissance Properties' partnership agreement calls for Renaissance Properties, also a general partner, to be the general contractor, and H & D Development to be the managing general partner and property manager. H & D Development will provide the architectural services through the firm of Bialosky and Manders, which has experience in historical renovations. Should the Authority approve the tentative designation, H & D Development and Renaissance Properties will supply final workings drawings which will conform with the Authority's standards and guidelines.

By granting of a license for early entry the developer will be able to take immediate steps to secure the rear wall of 12-14 Clarendon Street which is in need of immediate repairs.

It is, therefore, recommended that the Authority tentatively designate H & D Development and Renaissance Properties as redeveloper of Parcels SE-74, 75, 76, 77, SE-113 in the South End Urban Renewal Area. Furthermore, it is recommended that the Authority authorize the Director to enter into a License Agreement with H & D Development and Renaissance Properties for early entry to 12-14 Clarendon Street to secure the rear wall.

An appropriate resolution is attached:

